

CIVIL SHEET INDEX

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OWNER / APPLICANT

EB-WLG AFFORDABLE LIMITED PARTNERSHIP
10404 ESSEX COURT
OMAHA, NE 68114

ENGINEER

FOLEYSHALD ENGINEERING
14503 GROVER STREET, SUITE 102
OMAHA, NE 68144
402-804-3993

ZONING

SITE INFORMATION:
ZONING: R-4
OVERLAY: FR

LEGAL DESCRIPTION

BRYANT & CLARK ADDITION LOTS 1 THRU 16, BLOCK
12 & ALL VACATED ALLEY ADJACENT

SITE REGULATORS

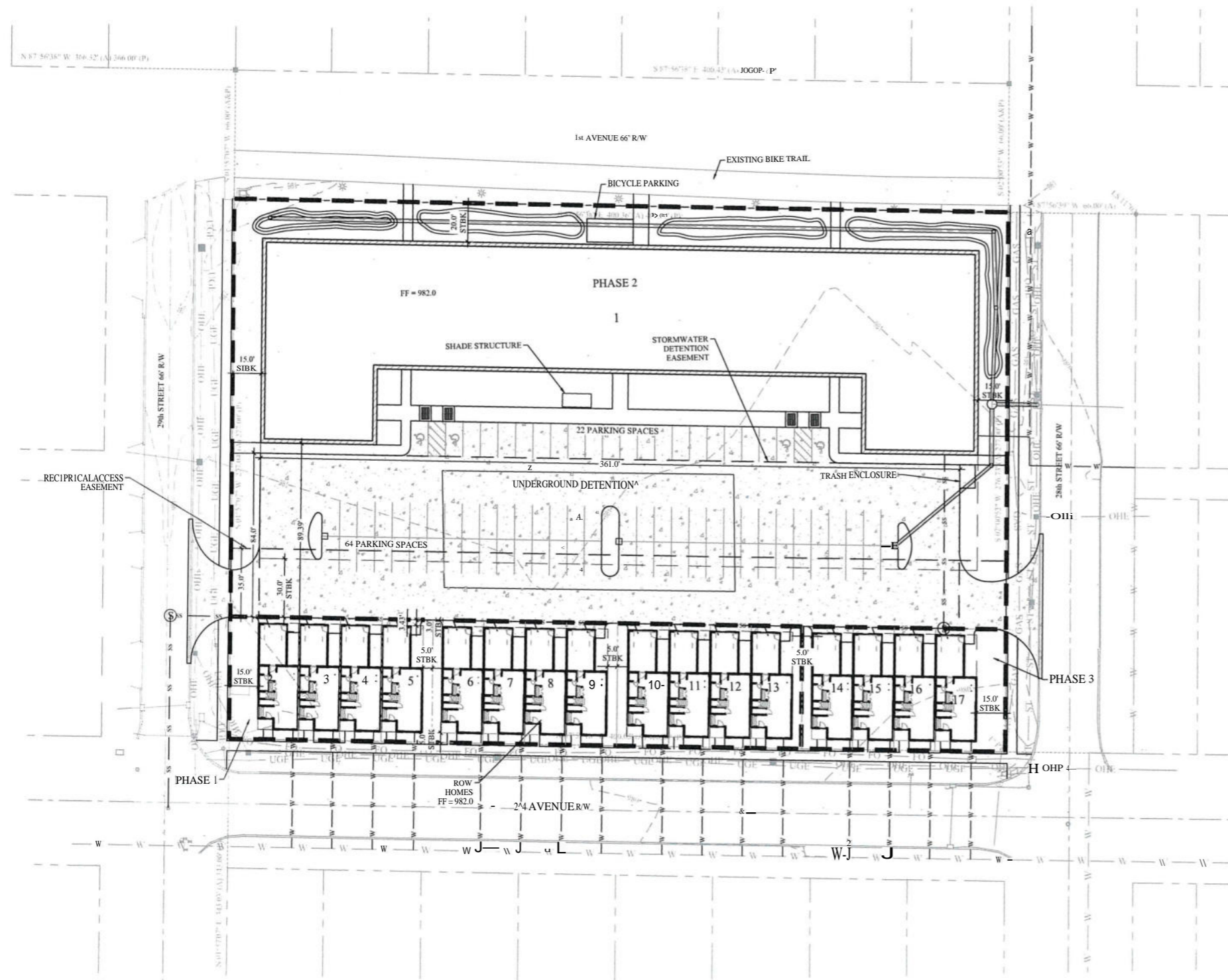
	ALLOWED	PROPOSED	COMMENTS
A. SITE AREA	5,000 SF	110,809 SF	
B. MINIMUM WIDTH	50 LF	TBD LF	
C. GROSS FLOOR AREA (TOTAL FINISHED)	N/A	TBD SF	
D. FAR (C/A)	LOMAX	TBD	
E. SETBACK (ROW HOMES)			
FRONT YARD	5 FT	5 FT	
STREET SIDE YARD	15 FT	15 FT	
INTERIOR SIDE YARD	5 FT/0 FT*	5 FT/5.3 FT/0 FT*	
REAR YARD	3.0 FT	3.4 FT	
SETBACK (MULTI-FAMILY)			
FRONT YARD	30 FT	89 FT	
STREET SIDE YARD	15 LF	15 FT	
INTERIOR SIDE YARD	N/A	N/A	
REAR YARD	15 LF	20 FT	
F. HEIGHT	-	-	
G. BUILDING COVER (%)	-	-	
H. IMPERVIOUS COVER (%)	TBD	TBD	
I. PARKING REQUIREMENTS	92 STALLS	102 STALLS	
J. ACCESSIBLE PARKING STALL	TBD	TBD	
K. BUFFERYARDS	20 LF (NORTH)		

LEGEND

- EXISTING PAVEMENT
- EXISTING SANITARY SEWER
- EXISTING PROPERTY LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING LIGHT POLE
- EXISTING STOP SIGN
- EXISTING STORM MANHOLE
- EXISTING CURB LINE
- PROPOSED PHASE LINE
- PROPOSED CURB LINE
- PROPOSED TREES
- PROPOSED BUILDING
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED STORM BASIN

PAVING LEGEND

- 4" P.C.C. SIDEWALK
- 6" P.C.C. PAVEMENT



PROJECTED PHASING:
PHASE 1 - LOTS 2 THRU 13
PHASE 2 - LOT 1
PHASE 3 - LOTS 14 THRU 17



REVISIONS

NUMBER	DATE	DESCRIPTION
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VICINITY MAP
NOT TO SCALE

West Broadway Village

Council Bluffs, NE

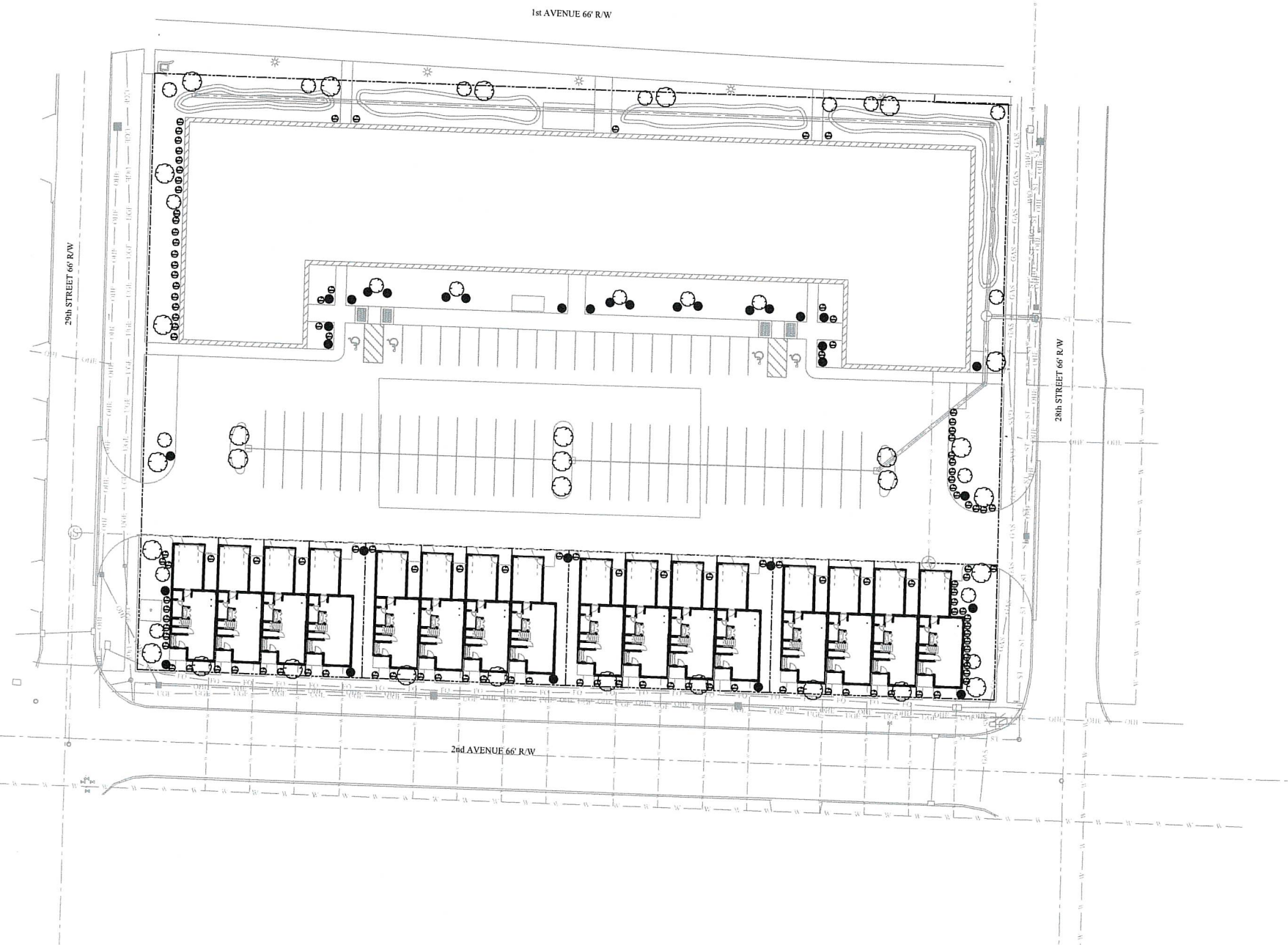
FSE #: 074.001

March 14, 2023

PRELIMINARY
NOT FOR CONSTRUCTION

Zoning Compliance

C1.01



LEGEND

- SS — SS — EXISTING SANITARY SEWER
- S1 — S1 — EXISTING STORM SEWER
- - - - - EXISTING PROPERTY LINE
- (X) — (X) — EXISTING UNDERGROUND ELECTRIC
- ⊕ — ⊕ — EXISTING LIGHT POLE
- ⊕ — ⊕ — EXISTING STOP SIGN
- ⊕ — ⊕ — EXISTING STORM MANHOLE
- (X) — (X) — EXISTING CURB LINE
- (X) — (X) — EXISTING OVERHEAD ELECTRIC
- (X) — (X) — EXISTING GAS MAIN
- W — W — EXISTING WATER MAIN
- — — — — PROPOSED CURB LINE
- ▭ — ▭ — PROPOSED BUILDING
- ⊕ — ⊕ — EXISTING SANITARY SEWER MANHOLE
- ⊕ — ⊕ — EXISTING WATER VALVE
- ⊕ — ⊕ — PROPOSED SHRUB/PLANTING
- ⊕ — ⊕ — PROPOSED ORNAMENTAL GRASS
- ⊕ — ⊕ — PROPOSED DECIDUOUS TREE
- — ● — PROPOSED ORNAMENTAL TREE

REVISIONS

NUMBER	DATE	DESCRIPTION

West Broadway Village

Council Bluffs, NE

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PLANT SCHEDULE					
LOCATION	BOTANICAL NAME	COMMON NAME	SIZE & METHOD OF HANDLING	DESIGN HEIGHT & SPREAD	QUANTITY
STREET TREE /ON-SITE LANDSCAPING	QERCUS BICOLOR	SWAMP WHITE OAK	2" CAL. B & B	40' HEIGHT, 50' SPREAD	TBD
	ACER TRUNCATUM	SHANTUNG MAPLE	2" CAL. B & B	15' HEIGHT, 15' SPREAD	TBD
	SEDUM CRASSULACEAE	SEDUM BIRTHDAY PARTY STONECROP	2 GAL. B & B	1' HEIGHT, 3' SPREAD	TBD
	SCHIZACHYRIUM SCOPARIUM PRAIRIE BLUES	PRAIRIE BLUES LITTLE BLUESTEM GRASS	2 GAL. B & B	3' HEIGHT, 1.5' SPREAD	TBD
	BUXUS SEMPERVIRENS	B. SEMPERVIRENS AMERICAN BOXWOOD	5 GAL. B & B	8' HEIGHT, 4' SPREAD	TBD

